



LCRE & FS
Los Caballeros Real Estate & Financial Services

17272 Newhope Street, Fountain Valley, CA 92708
(714) 241-7368 - Phone / (714) 241-9026 - Fax

Resident(s) Notice of Intent to Vacate

Date: _____

Property Address _____ (Street Address) _____ (Unit #)
_____, California, _____
(City) (Zip)

You are hereby given 30 / 60 day notice that the undersigned intends to terminate the residency and to move from the above referenced premises on or before: _____, 20_____

1. It is understood as follows:
 - a) That this notice is required by the California Civil Code, and
 - b) Except as provided by law, rent shall be due and payable to and including the above stated date of termination or the end of my periodic tenancy, as required by the Rental Agreement, whichever is later.
2. After all of the persons and possessions are removed from the premises, the undersigned will notify the Owner/Agent for Owner and return the keys for the premises. Please be advised you will not be able to re-enter the property after all keys have been returned.

The reason resident(s) are terminating this Rental Agreement are as follows:

Forwarding Address: _____ (Street Address) _____ (Unit #)
_____, California, _____
(City) (Zip)

The undersigned acknowledges that they may request a preliminary pre-move out inspection of the premises prior to vacating. Preliminary inspections may be conducted only during normal business hours within the two week period prior to the termination of your residency. Your request must be **in writing** and should include a suggested date and time for the entry to the premises. The Owner/Agent will try to reach a mutually agreeable date and time to conduct the requested inspection.

Any deficiencies noted in the pre-move out inspection checklist may be corrected by you only in accordance with the terms and conditions of your rental agreement, which may require that only a licensed and bonded contractor perform any necessary repairs in order to return the premises to the **same condition** as it was at the inception of the tenancy. The inspection will be limited to visually accessible areas only and will not include areas obscured by occupants' personal property. The Owner/Agent final move out inspection of the vacated premises will be used to determine any deductions from your security deposit. Invoice and proof of payment and release of any liens for all work performed must be provided to owner upon surrender of the premises. Utilities must remain on in the tenants name until after the final move out inspection is performed.

The total of the deposits shall secure compliance with the terms and conditions of the agreement and shall be refunded to RESIDENT within 21 days after the premises have been completely vacated less any amount necessary to pay OWNER: a) any unpaid rent. b) cleaning costs, c) key replacement costs, d) costs for repair of damages to apartment and/or common areas above ordinary wear and tear, and e) any other amount legally allowable under the terms of this agreement. A written accounting of said charges shall be presented to RESIDENT within 21 days of move-out. If deposits do not cover such costs and damages, the RESIDENT shall immediately pay said additional costs for damages to OWNER. Unless specified otherwise, tenants WILL be charged for normal cleaning (approximately \$ 135.00) and painting (\$ 495.00 – \$595.00) upon departure.

Upon submitting this form, the Owner/Agent shall give 24 hours advance notice and may enter for the purpose of showing the premises during normal business hours to prospective renters. Resident may be present, however such entry shall not be conditioned upon such presence, and Resident agrees to indemnify and hold Owner/Agent free and harmless for such entry.

Signature: _____

Signature: _____

Print Name: _____

Print Name: _____

Phone #: _____

Phone #: _____